

**CASE NUMBER: 20SN0508**

**APPLICANT: Thalhimer Realty Partners**



**CHESTERFIELD COUNTY, VIRGINIA  
MIDLOTHIAN DISTRICT**

**STAFF'S ANALYSIS  
AND RECOMMENDATION**

**Planning Commission Hearing:**

SEPTEMBER 17, 2019

**CPC Time Remaining:**

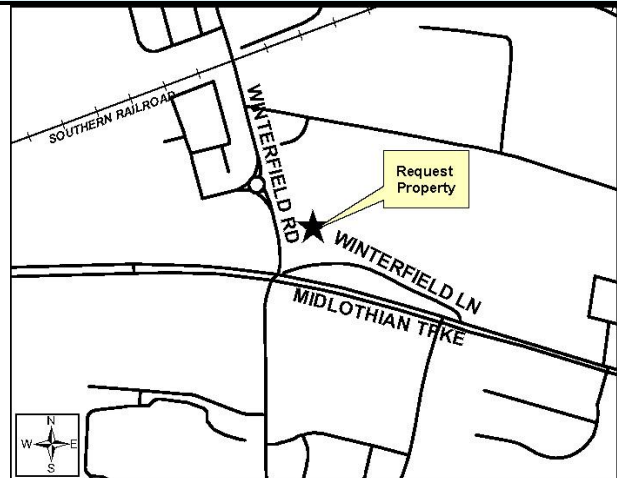
100 DAYS

**Applicant's Agent:**

ANDREW CONDLIN (804-977-3373)

**Planning Department Case Manager:**

DARLA ORR (804-717-6533)



6.7 Acres – 14008 Midlothian Turnpike  
WINTERFIELD COMMONS

**REQUEST**

Amendment of zoning approval (Case 18SN0836) relative to concept plan and multi-family density plus conditional use planned development to permit exceptions to ordinance requirements. Specifically, amendments are proposed to offer a revised conceptual plan, add 4 additional multi-family residential units, and reduce setbacks and parking space length adjacent to the center green.

**Notes:** A. Conditions may be imposed or the property owner may proffer conditions.

B. Proffered conditions, Textual Statement, and exhibits are located in Attachments 1-5.

C. THIS CASE IS DOUBLE ADVERTISED. SHOULD THE COMMISSION ACT ON THIS CASE AT THEIR SEPTEMBER 17, 2019 MEETING, THE CASE WILL BE HEARD BY THE BOARD OF SUPERVISORS ON SEPTEMBER 25, 2019.

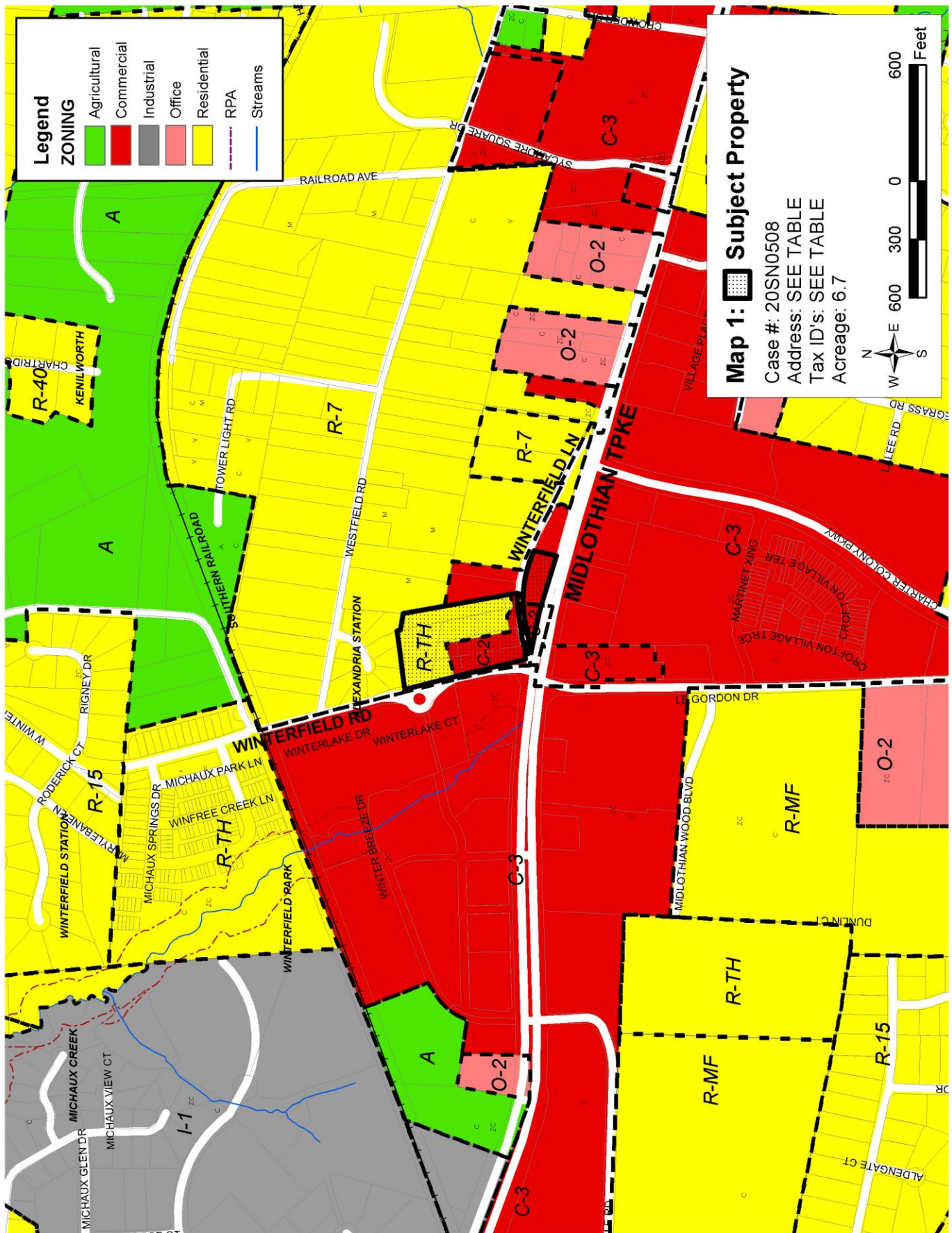
**SUMMARY**

A development (commonly known as Winterfield Commons) including 50 townhomes and neighborhood commercial uses with up to 19 above shop multi-family residential units (includes 2 first floor units for handicapped accessibility and an increase in 4 units over the 15 units approved with the 2018 case) is planned. Amendment of zoning approval (Case 18SN0836) is proposed to accommodate revisions in the project's design based on more detailed engineering during plans review. Specifically, the applicant found that additional right of way dedication along Winterfield Road and increased commercial building size were necessary for the development. While a revised concept plan is proposed (Exhibit A, Attachment 3), development will still occur with townhomes served by alleys, a common green and commercial uses at the corner of Midlothian Turnpike and Winterfield Road. The applicant is also seeking setback and parking space length exceptions.

The applicant has proffered to realign the existing Winterfield Road roundabout and approaches and install/maintain landscaping and features within the Winterfield roundabout to off-set the development's impact on roads.

RECOMMENDATION	
STAFF	<p>PLANNING - <b>APPROVAL</b> Permits development flexibility while maintaining the quality design and architecture offered by the applicant that provide for a convenient, attractive and harmonious community that should enhance the surrounding area.</p> <p>TRANSPORTATION - <b>APPROVAL</b> Development's traffic impact addressed by providing road improvements.</p>

SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
SCHOOLS	Post 2020, the <i>Public Facilities Plan</i> recommends a new high school in the vicinity of Genito and Otterdale Roads northwest of Swift Creek Reservoir, however at this time a budget has not been developed for the acquisition of land or construction of this school facility as recommended in the <i>Plan</i> .



**TABLE A**

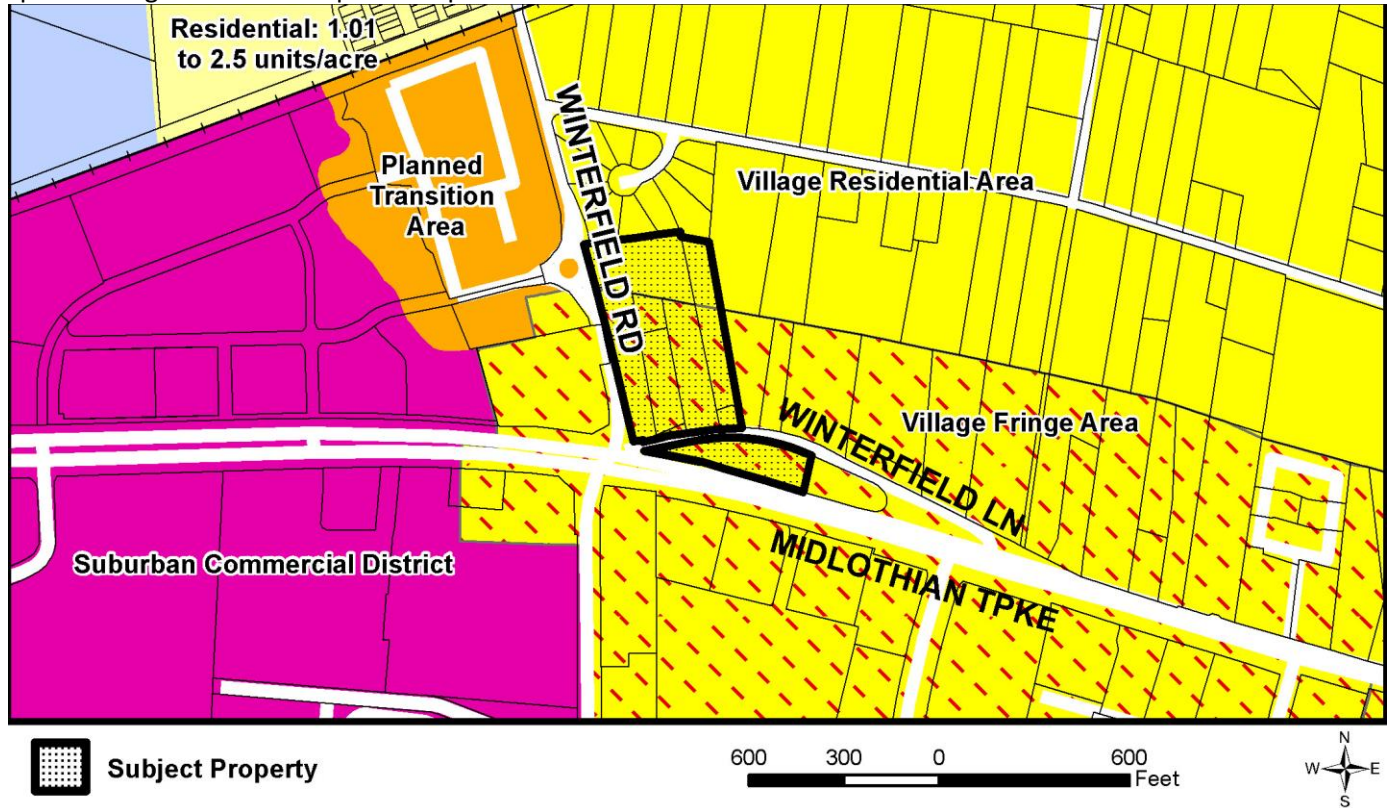
<b>REQUEST PROPERTIES</b>	
<b>Tax Identification Number</b>	<b>Address</b>
<b>725-709-9433</b>	<b>1105 WINTERFIELD RD</b>
<b>725-709-9911</b>	<b>14030 WINTERFIELD LN</b>
<b>726-708-0495</b>	<b>14028 WINTERFIELD LN</b>
<b>726-708-1397</b>	<b>14022 WINTERFIELD LN</b>
<b>726-708-3588</b>	<b>14008 MIDLOTHIAN TPKE</b>
<b>726-709-0149</b>	<b>1109 WINTERFIELD RD</b>
<b>726-709-0434</b>	<b>1101 WINTERFIELD RD</b>
<b>726-709-0813</b>	<b>14024 WINTERFIELD LN</b>
<b>726-709-1718</b>	<b>14018 WINTERFIELD LN</b>
<b>726-709-2430</b>	<b>14012 WINTERFIELD LN</b>
<b>726-709-3003</b>	<b>14010 WINTERFIELD LN</b>



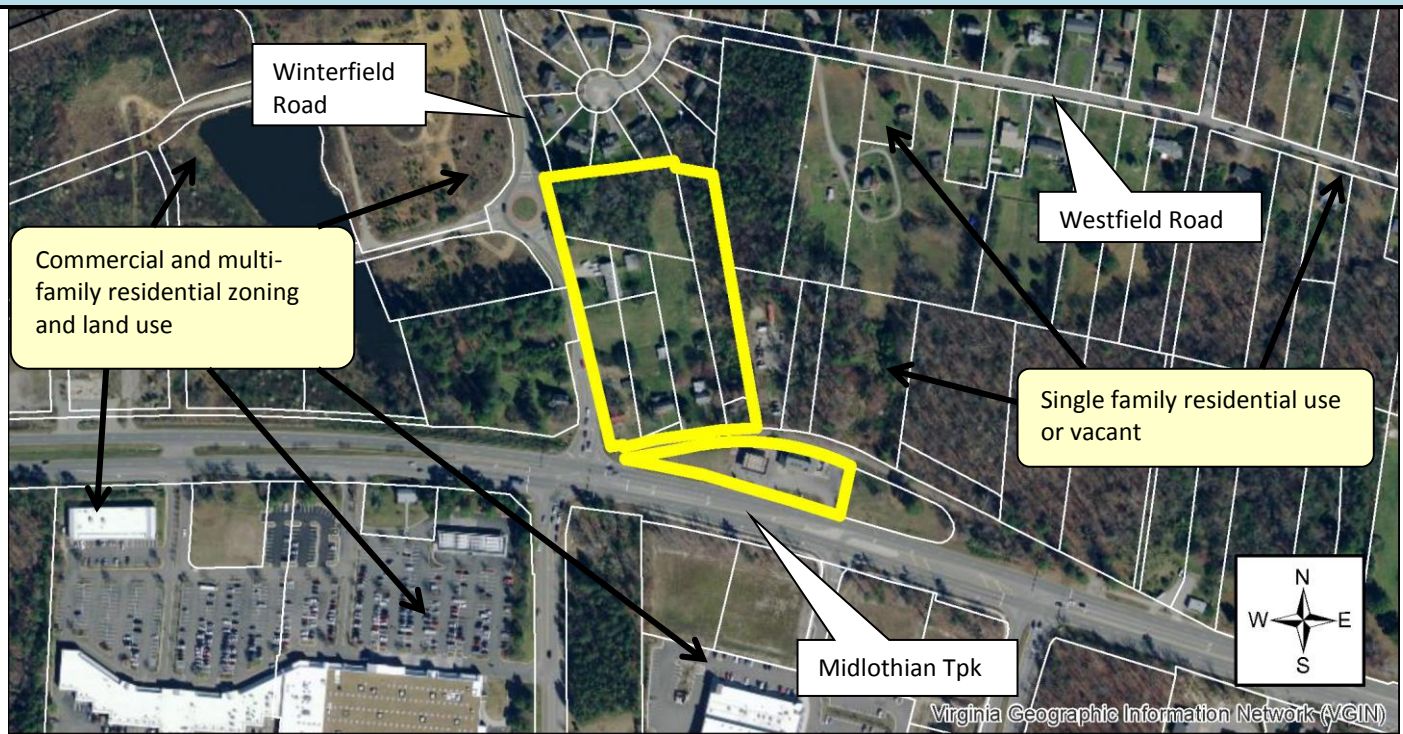
## Comprehensive Plan – Midlothian Area Community Plan

### Classification: VILLAGE RESIDENTIAL AND VILLAGE FRINGE

This designation suggests the property is appropriate for mixed use development compatible with surrounding neighborhoods, including office, residential, multi-family, community facilities and personal service uses using special design standards to preserve pedestrian scale.



### Surrounding Land Uses and Development



## PLANNING

Staff Contact: Darla Orr (804-717-6533) orrd@chesterfield.gov

### Zoning History

Case Number	Request
18SN0836 Approved 12/12/2018	<ul style="list-style-type: none"><li>• Rezoning to Neighborhood Business (C-2) and Residential Townhouse (RTH) with conditional use planned development to permit exceptions to ordinance requirements to accommodate 50 townhomes neighborhood commercial uses with 15 over-shop multi-family residential units</li><li>• A conceptual plan served as the master plan; Conditions addressed quality design and architecture to include building elevations and materials, 4-sided equal architecture for commercial buildings, overall community quality (a central green, shared parking, townhomes served by alleys), standards for individual townhouse lots, and streetscape improvements along Midlothian Turnpike and Winterfield Road</li></ul>

### Proposal

During plans review, the applicant discovered additional right of way was necessary along Winterfield Road for a turn lane into the development. In addition, deeper commercial tenant space than that shown on the approved conceptual plan was necessary for the proposed tenants. Further, two (2) first-floor multi-family units are also proposed for handicapped accessibility and four (4) additional multi-family residential units are planned within the commercial building.

To seek the needed flexibility in the overall site design, amendment of Case 18SN0836 is proposed to offer a revised conceptual plan (Exhibit A, Attachment 3) for these changes. The existing conceptual plan is located in Attachment 5 on page 26 for comparison. The applicant is also requesting conditional use planned development approval to reduce setbacks along Winterfield Road, Midlothian Turnpike and the eastern property boundary (adjacent to the townhome development). An urban streetscape design is proposed within the reduced setback along Winterfield and Midlothian Turnpikes. Further, an exception is requested to shorten the length of parking spaces adjacent to the central green to have space to provide a width necessary to maintain the green's viability as a community gathering area.

All other conditions of Case 18SN0836 would remain in effect, including site design and architectural quality. The applicant has submitted commercial building elevations found to be consistent with the elevations approved with Case 18SN0836. (Elevations, Attachment 4)

As suggested by the Comprehensive Plan goals and the Zoning Ordinance, the proffered conditions offered with this request and the existing zoning include quality design and architectural elements comparable to that of the surrounding community.

## **BUDGET & MANAGEMENT**

Staff Contact: Natalie Spillman (804-318-8767) spillmann@chesterfield.gov

County finance staff is responsible for managing the finances of the County and making recommendations to the County Administrator regarding the allocation of available resources for the provision of services and capital facilities to serve the citizens of the County. Finance staff will advise the County Administrator if changed economic circumstances require adjustments to the County's budget or capital improvement program.

## **COUNTY TRANSPORTATION**

Staff Contact: Steve Adams (804-748-1037) adamsSt@chesterfield.gov

In December 2018, the Board of Supervisors approved a rezoning (Case 18SN0836) on 5.8 acres. Proffered Conditions 15, 17, and Textual Statement III.A.ii established a maximum development density. The applicant is requesting to amend, among other things, the textual statement to increase the number of multi-family dwelling units from 15 to 19. Based on the trip generation rates for the maximum development density (50 townhome units, 19 multi-family units, and 45,000 square feet of retail/shopping center), the proposed development could generate approximately 3,870 average daily trips. Traffic generated by development of the property will be initially distributed along Winterfield Road to Midlothian Turnpike (Route 60).

Section 19.1-231 of the County Code outlines the general requirements to meet the needs of the traffic generated by a proposed development, including acceptable levels of service. The proposed mixed-use development would contribute to an identifiable need for transportation and access improvements. As part of the previously approved Case 18SN0836, the applicant offered:

### Right-of-Way Dedications (Proffered Condition 9):

- Sixty (60) foot right-of-way for an East West Local Road through the property.
- Thirty-five (35) foot right-of-way from the centerline of Winterfield Road.

### Vehicular Access Control (Proffered Condition 10):

- Limited to two (2) entrances/exits to Winterfield Road.
- No direct access to Route 60.

### Road Improvements (Proffered Condition 11):

- Construction of two lanes for the East West Local Road through the property. (a)
- Separate right turn lane along Winterfield Road to serve the south access. (b)
- Raised median within Winterfield Road to preclude left turns at the south access. (c)
- Sidewalks along Route 60, Winterfield Road, and the East West Local Road. (d)
- Abandon and removal of existing Winterfield Lane on the property. (e)
- Construction of cul-de-sac or turnaround at new terminus of Winterfield Lane. (f)
- *Realignment of the existing Winterfield Road roundabout and approaches. (g)*
- *Installation/maintenance of landscaping & features within the Winterfield roundabout. (h)*



To address the traffic impact of the additional multi-family units, the applicant has offered to ***install two (2) off-site street lights within the Winterfield Road roundabout (Proffered Condition 3 of this case).***

The property is within Traffic Shed 2, which encompasses the northwest area of the County, west of Huguenot Road and north of Midlothian Turnpike. Several roads in this part of the county have little or no shoulders, fixed objects (trees) adjacent to the edge of the pavement and poor vertical and horizontal alignments. The traffic volume generated from this proposed mixed-use development will contribute to an identifiable need for transportation facility improvements to these roads in excess of existing transportation facility capacity. Roads in this shed or which serve this shed need to be improved or widened to address safety and accommodate increased traffic, including the increased traffic from the proposed development.

An applicant may choose to address the development's impact on the county's road transportation network through dedication of property, construction of road improvements, or a cash proffer. If an applicant elects to offer cash to address the proposed residential impact on the county's road transportation network, Transportation staff has calculated the average impact of a single-family dwelling unit on the transportation network to be \$12,652; however, the Board of Supervisors has adopted a policy establishing that it would accept a maximum cash proffer of \$9,400 per dwelling unit as addressing the traffic impacts of residential development, with all of the funds to be dedicated towards improvements to the road network. The Policy allows the county to consider mitigating circumstances about a proposed development. In this case, the residential development is limited to townhome and multi-family (apartment/condominium) uses, which generate approximately 63% and 60% of the traffic of single-family dwelling units, respectively. Because of this, the traffic impact could be addressed with \$5,922 (63% of \$9,400) per townhome dwelling unit and \$5,640 (60% of \$9,400) per multi-family dwelling unit. The traffic impact of the proposed development could be valued at \$403,260 (50 x \$5,922 + 19 x \$5,640).

As previous noted, the applicant has proffered to construct specific off-site road improvements along Winterfield Road (Proffered Conditions 10.g and 10.h of Case 18SN0836 and Proffered Condition 3 of this case). The condition requires the applicant to complete all road improvements prior to issuance of an occupancy permit. The applicant has provided information that the estimated cost of the off-site road improvements is \$408,623. Staff agrees with the developer's evaluation. It should be noted, however, that the actual cost to provide these improvements could be more or less than this amount. Staff supports this request.

#### **FIRE AND EMERGENCY MEDICAL SERVICES**

Staff Contact: Anthony Batten (804-717-6167) [battena@chesterfield.gov](mailto:battena@chesterfield.gov)

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

<b>Nearby Fire and Emergency Medical Service (EMS) Facilities</b>	
<b>Fire Station</b>	The Midlothian Fire Station, Company Number 5
<b>EMS Facility</b>	The Forest View Volunteer Rescue Squad



## SCHOOLS

Staff Contact: Atonja Allen (804-318-8740) atonja\_allen@ccpsnet.net

### Mission

High performing, high quality public schools contribute to the quality of life and economic vitality of the County. The comprehensive plan suggests a greater focus should be placed on linking schools with communities by providing greater access, flexible designs and locations that better meet the needs of the communities in which they are located.

### Capital Improvements

The School Board FY2020 adopted Capital Improvement Plan (CIP) continues to support the 2013 voter approved school revitalization program that will replace or renovate ten schools and construct one new elementary school to add capacity in the Midlothian area of the county. The ten existing facilities that are part of the revitalization program are Beulah Elementary School, Crestwood Elementary School, Enon Elementary School, Ettrick Elementary School, Harrowgate Elementary School, Matoaca Elementary School, Reams Elementary School, Manchester Middle School, Providence Middle School, and Monacan High School. A replacement Manchester Middle School is planned for construction on the existing school site, and the Beulah Elementary School, Enon Elementary School, Providence Middle School, and Monacan High School projects are complete. Additional school construction projects include a Matoaca Middle School addition on the east campus site, and the new Matoaca Elementary School will be constructed on the existing west campus site. Upon completion of the east campus addition, the current west campus building will be demolished and Matoaca Middle School will operate as a single, unified campus. Information on the CIP and School Board approved construction projects can be found in the financial section of the CCPS Adopted Budget for FY2020.

### Anticipated School Impacts

	Elementary	Middle	High	Total <sup>(1)</sup>
Anticipated Student Yield by School Type	7	4	7	18
Schools Currently Serving Area	Watkins	Midlothian	Midlothian	2018-19 School Year
Current Enrollment	1,228	1,328	1,745	
Design Capacity <sup>(2)</sup>	1,022	1,400	1,970	
Enrollment Percent of Design Capacity	120%	95%	89%	
Program Capacity <sup>(3)</sup>	904	1,367	1,920	
Enrollment Percent of Program Capacity	135%	97%	91%	
Total Number of Trailers	28	1	0	
Number of Classroom Trailers	27	0	0	
Note:				
<sup>(1)</sup> Based upon the average number of students per dwelling unit for each of the school attendance zones where the proposal is located. Student Generation Factor (2017) is the actual total number of students by grade level divided by the				

actual total number of housing units by housing type.

(2) Design capacity is the maximum number of students the building can accommodate based on the Virginia Department of Education Standards of Quality and the architectural program design of the existing building including all interior and exterior renovations to date and an inventory of all available space. Design capacity does not include site-based initiatives and is thus not subject to frequent change and represents prototypical design capacity using VDOE standards.

(3) Program capacity is the maximum number of students the building can accommodate based on the Virginia Department of Education Standards of Quality and the current school programming that may adjust the number of rooms used for core or grade-level classrooms in the overall building design capacity.

## **Public Facilities Plan**

Post 2020, the *Plan* also recommends a new high school in the vicinity of Genito and Otterdale Roads northwest of Swift Creek Reservoir, however at this time a budget has not been developed for the acquisition of land or construction of this school facility as recommended in the *Plan*.

## **Additional School Comments**

The opening of Old Hundred ES allows the adjustment of the attendance zone for Watkins ES and reduction of student enrollment. School capacities will be re-evaluated for the 2019-20 School Year.

### **UTILITIES**

Staff Contact: Matthew Rembold (706-7616) remboldm@chesterfield.gov

### **Existing Water and Wastewater Systems**

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	24"	Yes
Wastewater	No	8"	Yes

### **Additional Utility Comments:**

The subject properties are located within the mandatory water and wastewater connection areas for new residential and non-residential structures. The applicant has previously proffered the use of county water and county wastewater for this project (18SN0836, Proffer Condition #8). County water is available for connection in the Midlothian Turnpike right-of-way. County wastewater is available for extension near the intersection of Winterfield Road and Midlothian Turnpike in the southwest corner of this property.

The conceptual plan submitted includes landscaping, hardscaping, and monument sign improvements along the Midlothian Turnpike right-of-way that may interfere with the wastewater extension alignment necessary to serve this development as well as other properties located upstream, potentially including the proposed Fire Station #5 currently under consideration (20SN0518). A detailed review of these features will be performed with the site plan and may require modification prior to site plan approval.

The Utilities Department supports this case.

**VIRGINIA DEPARTMENT OF TRANSPORTATION**

Staff Contact: Willie Gordon (804-674-2907) willie.gordon@vdot.virginia.gov

**LIBRARIES**

Staff Contact: Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov

**PARKS AND RECREATION**

Staff Contact: Stuart Connock (804-751-4484) ConnockS@chesterfield.gov

**ENVIRONMENTAL ENGINEERING**

Staff Contact: Rebecca Ward (804-748-1028) WardR@chesterfield.gov

This request will have a minimal impact on these facilities.

## CASE HISTORY

### Applicant Submittals

<b>7/15/19</b>	Application submitted
<b>8/19/19</b>	Application amended
<b>8/15, 8/16, 8/19, 8/20, 8/28, 8/29 and 9/9/19</b>	Revisions to Proffered Conditions, Textual Statement and exhibits submitted



**PROFFERED CONDITIONS**

September 9, 2019

The Owner-Applicant in this rezoning Case 20SN0508, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, Virginia, for itself and its successor or assigns, proffers that the development of the Property will be developed as set forth below; however, in the event the request is denied or approved with conditions not agreed to by the Owner-Applicant, these proffers shall be immediately null and void and of no further force or effect.

The following proffers from Case 18SN0836 shall be amended as follows:

1. Master Plan. Standards for parking, multi-family residential dwelling density and setbacks shall be modified as provided in the Textual Statement last revised September 9, 2019 attached hereto. (P)
2. Concept Plan Requirements. The site shall be designed as generally depicted on the plan entitled "WINTERFIELD COMMONS, CONCEPTUAL PLAN, MIDLOTHIAN DISTRICT, CHESTERFIELD COUNTY, VIRGINIA", dated June 10, 2019, last revised August 13, 2019, and attached hereto as Exhibit A (2 pages) (the "Concept Plan"). However, the exact location of buildings, drive areas and parking areas may be modified provided that the general intent of the Concept Plan is maintained with respect to location of uses, internal road network and pedestrian environment. (P)

The applicant proffers the following additional road improvement:

3. Road Improvements. In addition to such other road improvements as may otherwise be required, prior to issuance of an occupancy permit on the Property, the developer shall be responsible for installation of two (2) street lights within the Winterfield Road roundabout, as determined by the Transportation Department and as approved by the Virginia Department of Transportation. (T)

**TEXTUAL STATEMENT**

Last Revised September 9, 2019

In addition to the Conditional use Planned Development granted in Case 18SN0836, as amended herein, the following shall apply to the Property.

1. Parking. Textual Statement item I(A) from Case 18SN0836 shall be amended to add an additional item as follows:

The parking spaces located adjoining the central green space shall be permitted to be 16.5 feet in length.

2. Multiple-family dwellings. Textual Statement item III(A)(iii) from Case 18SN0836 shall be replaced with the following:

Multiple-family dwellings shall be permitted in the C-2 portion of the Property provided that all but two such dwelling units are located above the first floor and no more than 19 dwelling units in total shall be permitted.

3. Setbacks. Textual Statement item III(B) from Case 18SN0836 shall be replaced with the following:

Structures, parking areas, drive aisles and access roads shall not have any setback requirements from interior property lines, the eastern (rear) property line or the western (front) property line along Winterfield Road. The building setback from Midlothian Turnpike shall be a minimum of 10 feet.







Commercial Elevations  
August 29, 2019



## APPROVED CONDITIONS – CASE 18SN0836

## BOARD OF SUPERVISORS

## MINUTES

December 12, 2018

**Supervisors in Attendance:**

Ms. Dorothy A. Jaecckle, Chair  
Ms. Leslie A. T. Haley, Vice Chair  
Mr. Christopher M. Winslow  
Mr. James M. Holland  
Mr. Stephen A. Elswick

Dr. Joseph P. Casey  
County Administrator

**18SN0836**

In Midlothian Magisterial District, Thalhimer Realty Partners (project commonly known as Winterfield) requests rezoning from Residential (R-7) to Neighborhood Business (C-2) of 2.8 acres and Townhouse Residential (R-TH) of 3 acres plus conditional use planned development to permit exceptions to ordinance requirements on the entire 5.8-acre tract and amendment of zoning district map. The property is located in the northeast quadrant of Midlothian Turnpike and Winterfield Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential and mixed uses within a Village Fringe Area. Tax IDs, 725-709-9433 and 9911; 726-708-0495, 1397 and Part of 3588; 726-709-0149, 0434, 0813, 1718, 2430 and 3003.

Ms. Orr presented a summary of Case 18SN0836 and stated both the Planning Commission and staff has recommended approval and acceptance of the proffered conditions. She further stated a development including a maximum of 50 townhomes and neighborhood commercial uses with up to 15 above shop multi-family residential units is planned. She stated the applicant has proffered design and architectural standards to ensure a well-designed, quality development comparable with the surrounding area. She further stated the applicant has proffered to realign the existing Winterfield Road roundabout and approaches and install/maintain of landscaping and

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features within the Winterfield roundabout to off-set the development's impact on roads.

Mr. Andy Condlin, representing the applicant, accepted the recommendation and stated he believes the conditions proffered are reasonable under state law.

Ms. Jaeckle called for public comment.

There being no one to speak to the issue, the public hearing was closed.

Ms. Haley voiced her support of the request and stated the proposal is an indication of where the area is moving towards the development of the Midlothian Village Plan. She noted strategies to maintain the historical integrity of the area.

Ms. Haley then made a motion, seconded by Mr. Holland, for the Board to approve Case 18SN0836 and accept the following proffered conditions:

The Owner-Applicant in this rezoning Case 18SN0836, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, Virginia, for itself and its successor or assigns, proffers that the development of the Property will be developed as set forth below; however, in the event the request is denied or approved with conditions not agreed to by the Owner-Applicant, these proffers shall be immediately null and void and of no further force or effect.

The following proffers shall apply to the entirety of the Property:

1. Master Plan. The Textual Statement last revised November 13, 2018, shall be considered the Master Plan. (P)
2. Concept Plan Requirements. The site shall be designed as generally depicted on "WINTERFIELD CONCEPT PLAN" dated October 9, 2018 and attached hereto as Exhibit A (the "Concept Plan"). However, the exact location of buildings, drive areas and parking areas may be modified provided that the general intent of the Concept Plan is maintained with respect to location of uses, internal road network and pedestrian environment. (P)

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3. Common Area. The common area shown on the Concept Plan in the center of the Property shall serve as a focal point upon entry into the Property and shall serve both the residential and commercial portions of the Property. The common area shall include public spaces designed to include amenities that add high visual interest, such as, but not limited to: hardscaped areas; decorative paving units; decorative pedestrian-style lighting; benches; landscaped areas; plantings; bike racks; plazas; gathering areas; and other similar pedestrian elements. (P)
4. Street Lights. Decorative goose neck street lights will be provided along the Property boundary as it adjoins Midlothian Turnpike with a spacing of approximately 80 feet on center. The specific light fixture and spacing shall be approved by the Planning Director in conjunction with plan approval. The installation of the street lights may be phased as approved by the Planning Director based on the extent of the plan approval. (P)
5. Street Trees. Street trees shall be provided along Midlothian Turnpike and Winterfield Road along the entire property frontage at a minimum of 40 feet on center unless there are conflicts with utilities, sightlines, and/or driveway areas and as otherwise approved by the Planning Director at time of plan approval. Street trees shall also be provided within the site along both sides of drive aisles (not including alleys) planted every 40 feet on center unless there are conflicts with utilities, sightlines, and/or driveway areas and as otherwise approved by the Planning Director at time of plan approval. (P)
6. Sidewalks. There shall be an internal system of sidewalks and crosswalks within the development to provide pedestrian connections within the site and to the sidewalks provided along the adjoining roads. Sidewalk connections to adjoining properties shall be made along the East West Local Road, as hereinafter defined, and near the terminus of Winterfield Lane. The design, materials and exact location of such sidewalks and crosswalks shall be approved by the Planning Director at the time of plan review. (P)
7. Burning ban. The Developer shall not use burning to clear or timber the Property. (F)

12/12/18



8. Utilities. Public water and wastewater systems shall be used. (U)
9. Dedication. The following rights-of-way on the Property shall be dedicated, free and unrestricted, to Chesterfield County prior to any site plan approval, in conjunction with the recordation of the initial subdivision plat, or within sixty (60) days of a written request by the Transportation Department, whichever occurs first.
  - a. A sixty (60) foot wide right-of-way for the east/west local road (the "East West Local Road") from Winterfield Road through the Property to the eastern Property line or in an alternative location acceptable to the Transportation Department. The exact location of this right-of-way shall be approved by the Transportation Department.
  - b. Thirty-five (35) feet of right-of-way, on the east side of Winterfield Road, measured from the centerline of that part of Winterfield Road immediately adjacent to the Property. (T)
10. Access. Access to and from the Property shall be as follows:
  - a. Direct vehicular access from the Property to Winterfield Road shall be limited to the East-West local road shown on the Concept Plan (the "East-West Local Road") and one entrance/exit limited to right-turns-in and right-turns-out only ("South Access"). The exact location of these accesses shall be approved by the Transportation Department.
  - b. There shall be no direct vehicular access from the Property to Midlothian Turnpike (Route 60). (T)
11. Road Improvements. Prior to issuance of an occupancy permit on the Property, the developer shall be responsible for the following road improvements. The exact design and length of the improvements shall be approved by the Transportation Department:
  - a. Construction of two lanes of the East West Local Road, to VDOT Urban Local Road standards, with

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modifications approved by the Transportation Department, from Winterfield Road to the eastern property line. The exact location of the East West Local Road shall be approved by the Transportation Department.

- b. Construction of additional pavement along the northbound lanes of Winterfield Road at the approved South Access to provide a separate right turn lane.
- c. Construction of a raised median within Winterfield Road from the Winterfield Road roundabout to just south of the South Access to preclude left turns at the South Access.
- d. Construction of VDOT standard sidewalks along the entire property frontage to Route 60, Winterfield Road, and the East West Local Road.
- e. Abandonment and removal of existing Winterfield Lane on the property, if approved by VDOT and the Transportation Department.
- f. Construction of a cul-de-sac or other acceptable turnaround or other treatment approved by VDOT, at the proposed terminus of Winterfield Lane on the Property towards the eastern Property line, with modification approved by the Transportation Department.
- g. Realignment of the existing Winterfield Road roundabout and approaches to provide symmetric alignment with Winterfield Road.
- h. Installation and maintenance of landscaping and ornamental features within the Winterfield Road roundabout, as determined by the Transportation Department and as approved by the Virginia Department of Transportation.
- i. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)

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The following proffers shall apply to the area of the Property zoned C-2:

12. Architecture. Buildings shall be generally compatible with respect to building materials and architectural style with the elevations attached hereto as Exhibit B and dated October 5, 2018. All buildings shall have exterior wall surfaces constructed of brick, stone or cultured stone, and cementitious siding, exclusive of windows, doors, cornices, and accent treatments, or other comparable or better materials as approved by the Director of Planning. All buildings shall incorporate equal four sided architecture such that no building exterior (whether front, side or rear) shall consist of inferior materials or be inferior in quality, appearance or detail to any other exterior of the same building. No loading docks shall be permitted. No service doors shall face Midlothian Turnpike or Winterfield Road unless they are screened from view of public roads by landscaping, or low maintenance material, such as an opaque fence or wall, as approved by the Planning Director. (P and BI)
13. Building Height. Buildings shall be limited to a maximum of three stories in height. (P and BI)
14. Building Location. Buildings shall be generally located such that no parking or drives are between the buildings and Midlothian Turnpike and Winterfield Road; however, the location of the buildings, parking and drives may be modified as approved by the Planning Director at the time of plan approval. (P)
15. Density. No more than 45,000 total square foot of commercial space shall be permitted on the area of the Property zoned C-2. No individual tenant shall exceed 15,000 square feet of gross floor area. (P and BI)
16. Water Features. Any wet storm water management facility shall be designed as a visual amenity to create water features, which shall include pedestrian areas and fountain type aerators, unless specifically prohibited or restricted by law or government regulation, and as determined by Environmental Engineering. Any commercial building adjoining any such water feature shall include at least one entrance for a customer or guest access point facing such water feature, which shall be

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permitted to be a secured or unsecured patio or dining area. (P and EE)

The following proffers shall apply to the area of the Property zoned R-TH:

17. Density. No more than 50 townhouse dwelling units shall be permitted on the area of the Property zoned R-TH. (P)
18. Front Walks. A minimum of a 42-inch-wide concrete front walk shall be provided to the front entrance of each townhouse unit, to connect to drives, sidewalks or streets. (P)
19. Landscaping:
  - a. Except for foundation planting beds, front and corner side yards shall be sodded and irrigated.
  - b. Foundation planting is required along the entire front facade of all townhouse units and shall extend along all sides facing a street. Foundation planting beds shall be a minimum of 3 feet wide from the dwelling foundation. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds shall include medium shrubs, spaced a maximum of four (4) feet apart, and may include spreading groundcovers. Dwelling corners shall be visually softened with vertical accent shrubs (4'-5' in height at the time of planting). Planting bed deviations may be approved by the Planning Director at time of plan review due to unique design circumstances. (P)
20. Architecture and Materials:
  - a. Townhouse units shall be generally compatible with respect to building materials and architectural style with the elevations shown on the rendering attached hereto as Exhibit C and dated October 5, 2018. All buildings shall have exterior wall surfaces constructed of brick, stone or cultured stone, and cementitious siding, exclusive of windows, doors, cornices, and accent treatments, or other comparable or better materials as approved by the Director of Planning.

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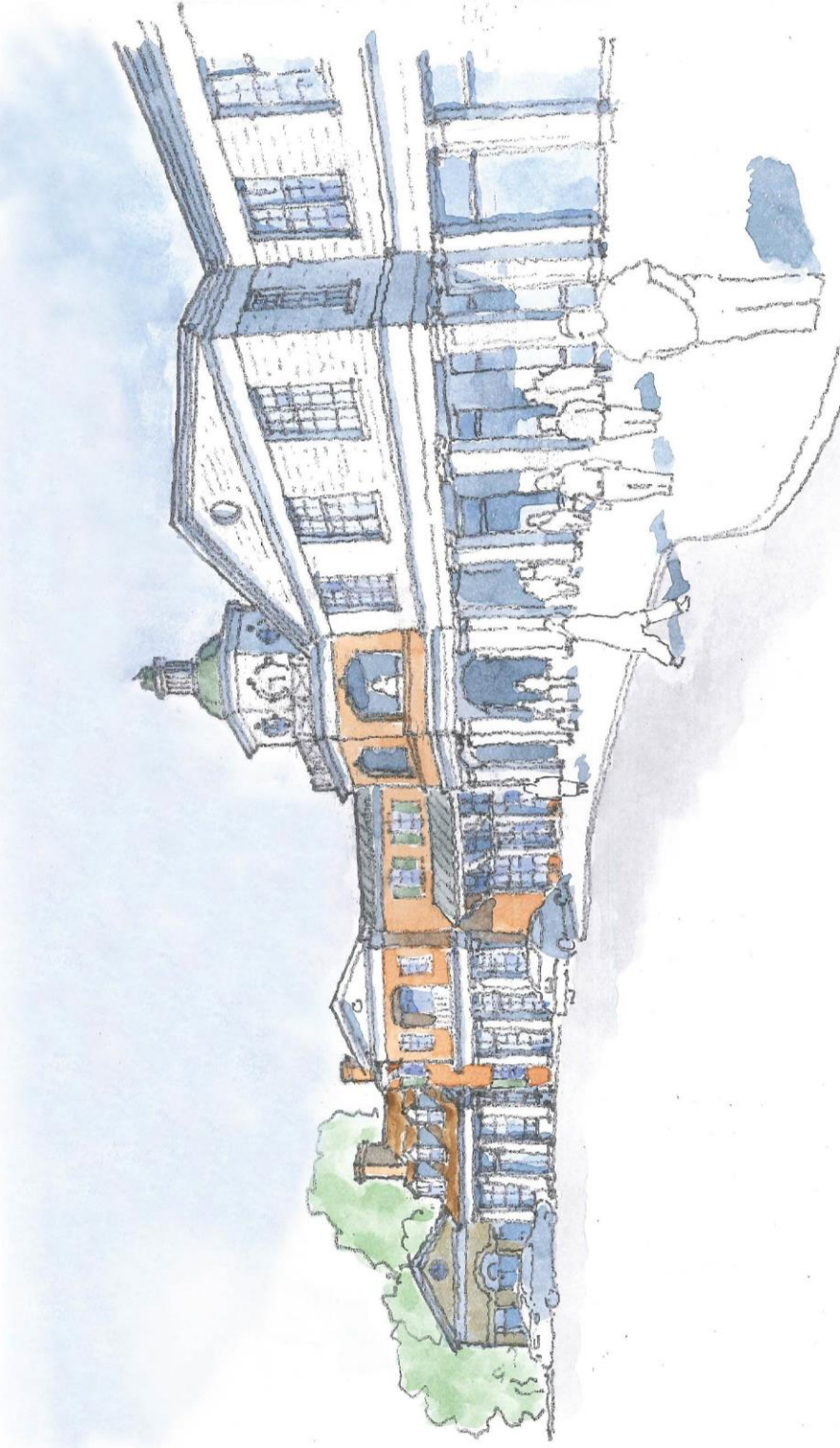
- b. Townhouse units with the same elevations and color palette may not be located adjoining to or directly across from each other on the same street or access road. In either case, this requirement does not apply to dwellings on different streets or access roads backing up to each other.
  - c. If the townhouse unit is constructed on a slab, brick or stone shall be employed around the base of the dwelling a minimum eighteen (18) inches above grade as to give the appearance of a foundation. Front facade porches shall have a minimum finished floor elevation of not less than 15 inches above grade at the front "build-to" line. All exposed portions of the foundation and exposed piers supporting front porches of each townhouse unit shall be faced with brick or stone veneer.
  - d. Rooflines for each townhouse unit shall vary from adjoining, connected dwellings. Roofing materials for townhouse units shall be standing seam metal or dimensional architectural shingles or better with a minimum 30-year warranty. (P and BI)
21. Heating, Ventilation and Air Conditioning (HVAC) Units and Generators. Heating, ventilation and air conditioning (HVAC) units and generators shall be screened from view of public roads by landscaping, or low maintenance material, such as an opaque fence or wall, or parapet wall, all as approved by the Planning Director. (P)
22. Alley Access. All garages for townhouse units shall be served by an alley, as generally shown on the Concept Plan, unless otherwise approved by the Planning Director at the time of plan review. (P)

Ayes: Jaeckle, Haley, Winslow, Holland and Elswick.  
Nays: None.

12/12/18

Exhibit A  
WINTERFIELD CONCEPT PLAN  
October 9, 2018





Retail Entry Perspective  
10/5/2018

Winterfield  
Thalheimer Realty Partners







Rear Entry Perspective  
10/5/2018

Winterfield  
Thalhimer Realty Partners







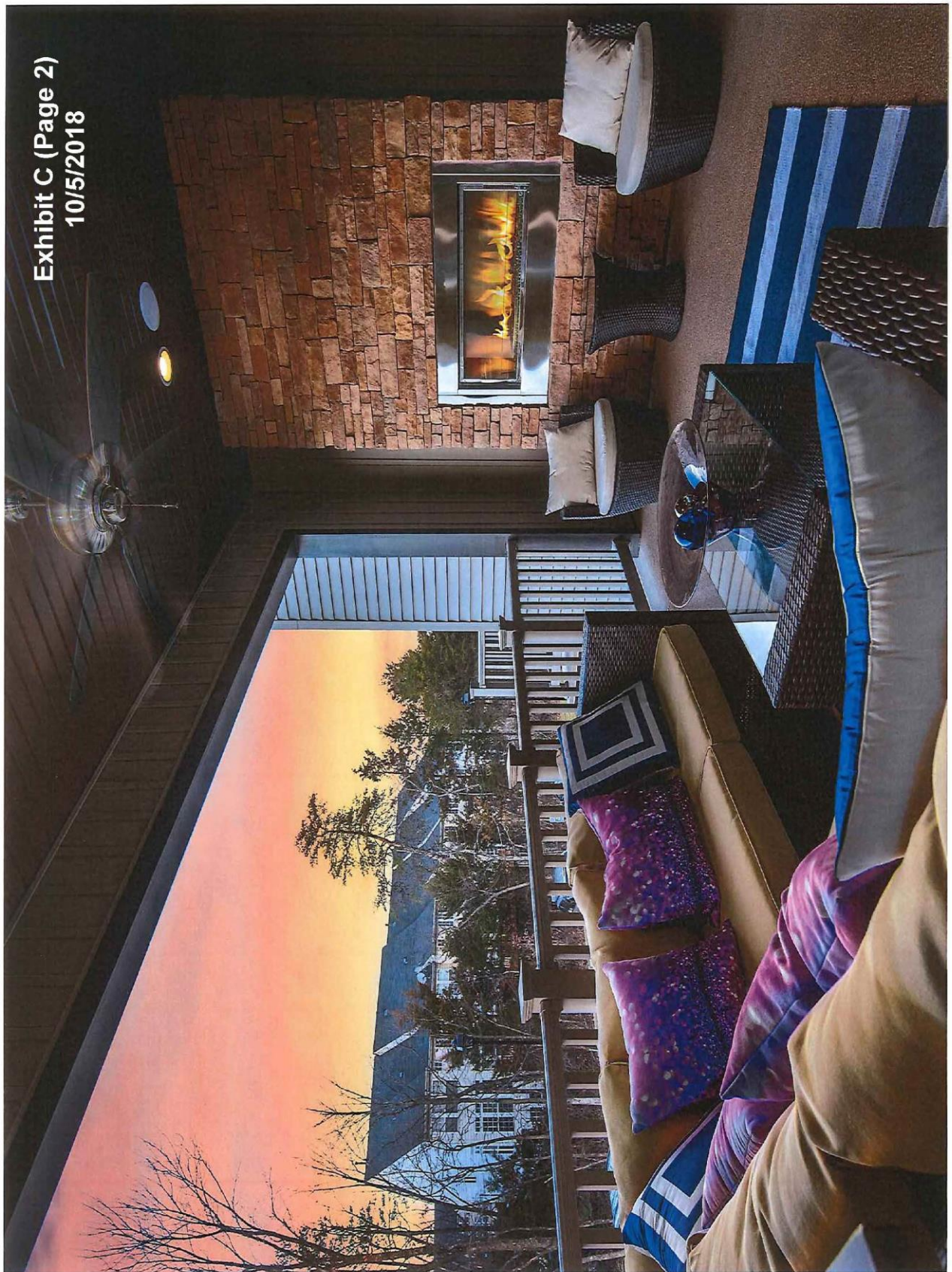


Exhibit C (Page 2)  
10/5/2018